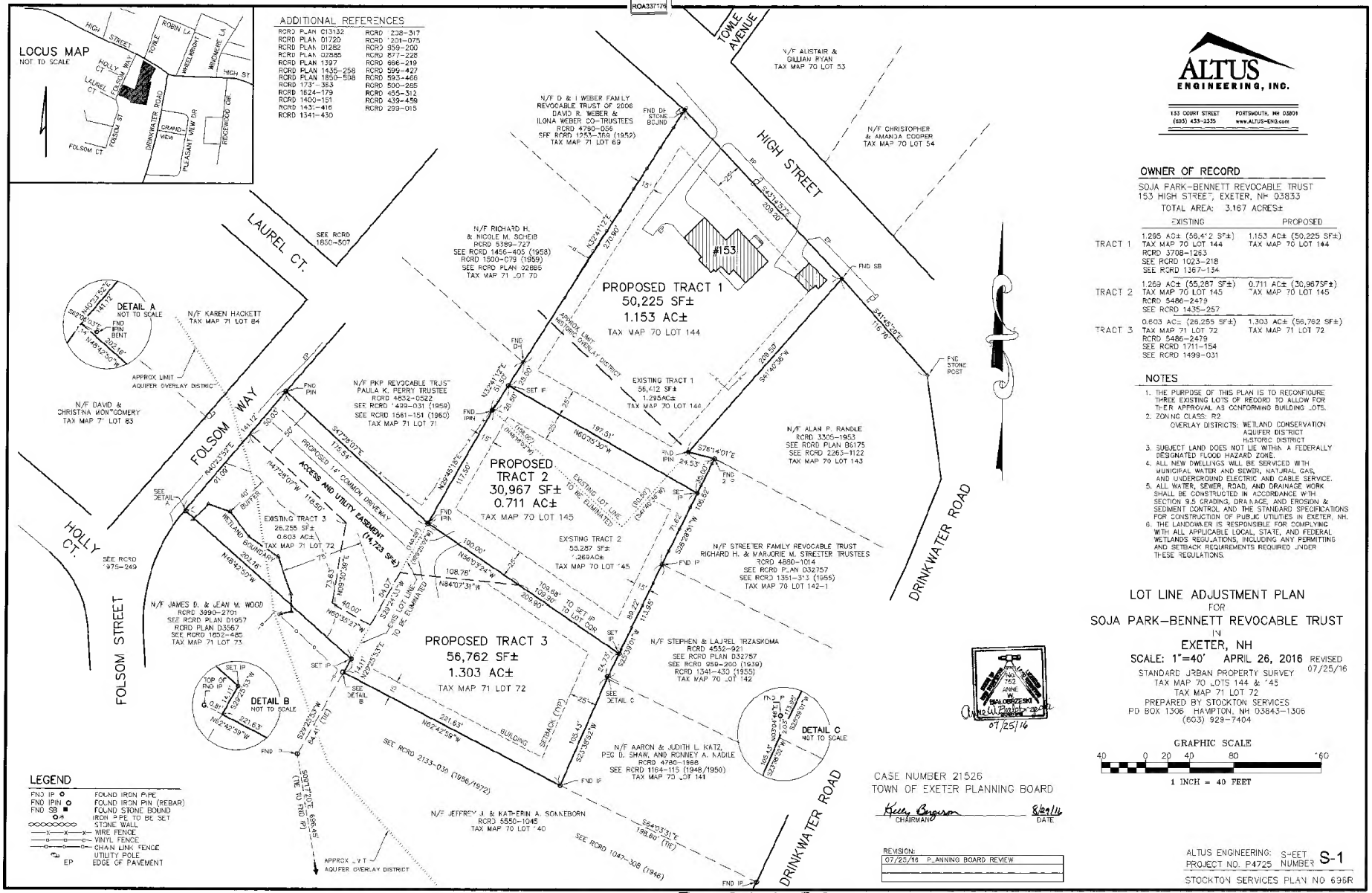
2016 AUG 30 AM 10:52

038408

C/H
E-CHIP
ROA337176

ADDITIONAL REFERENCES

RCRD PLAN 013132	RCRD 238-317
RCRD PLAN 01720	RCRD 201-075
RCRD PLAN 01282	RCRD 959-200
RCRD PLAN 02885	RCRD 877-228
RCRD PLAN 1397	RCRD 996-219
RCRD PLAN 1435-258	RCRD 599-427
RCRD PLAN 1850-508	RCRD 593-466
RCRD 173-383	RCRD 500-285
RCRD 1624-179	RCRD 455-312
RCRD 1400-151	RCRD 439-459
RCRD 1431-416	RCRD 299-015
RCRD 1341-430	



LEGEND

FND IP	FOUND IRON PIPE
FND IPIN	FOUND IRON PIN (REBAR)
FND SB	FOUND STONE BOUND
SET IP	IRON PIPE TO BE SET
	STONE WALL
	WIRE FENCE
	VINYL FENCE
	CHAIN LINK FENCE
	UTILITY POLE
EP	EDGE OF PAVEMENT

ALTUS ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2335 www.ALTUS-ENG.com

OWNER OF RECORD

SOJA PARK-BENNETT REVOCABLE TRUST
153 HIGH STREET, EXETER, NH 03833
TOTAL AREA: 3.167 ACRES±

	EXISTING	PROPOSED
TRACT 1	1.295 AC± (56,412 SF±) TAX MAP 70 LOT 144 RCRD 3708-1263 SEE RCRD 1023-218 SEE RCRD 1367-134	1.153 AC± (50,225 SF±) TAX MAP 70 LOT 144
TRACT 2	1.269 AC± (55,287 SF±) TAX MAP 70 LOT 145 RCRD 5486-2479 SEE RCRD 1435-257	0.711 AC± (30,9675F±) TAX MAP 70 LOT 145
TRACT 3	0.603 AC± (26,255 SF±) TAX MAP 71 LOT 72 RCRD 5486-2479 SEE RCRD 1711-154 SEE RCRD 1499-031	1.303 AC± (56,762 SF±) TAX MAP 71 LOT 72

NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THREE EXISTING LOTS OF RECORD TO ALLOW FOR THEIR APPROVAL AS CONFORMING BUILDING LOTS.
2. ZONING CLASS: R2
   OVERLAY DISTRICTS: WETLAND CONSERVATION
   AQUIFER DISTRICT
   HISTORIC DISTRICT
3. SUBJECT LAND DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.
4. ALL NEW DWELLINGS WILL BE SERVICED WITH MUNICIPAL WATER AND SEWER, NATURAL GAS, AND UNDERGROUND ELECTRIC AND CABLE SERVICE.
5. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NH.
6. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

LOT LINE ADJUSTMENT PLAN
FOR
SOJA PARK-BENNETT REVOCABLE TRUST
IN
EXETER, NH

SCALE: 1"=40' APRIL 26, 2016 REVISED 07/25/16

STANDARD URBAN PROPERTY SURVEY
TAX MAP 70 LOTS 144 & 145
TAX MAP 71 LOT 72
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE

40 0 20 40 80 160

1 INCH = 40 FEET

CASE NUMBER 21526
TOWN OF EXETER PLANNING BOARD

Kelly Bergeron 8/29/16
CHAIRMAN DATE

REVISION:
07/25/16 PLANNING BOARD REVIEW

ALTUS ENGINEERING: SHEET S-1
PROJECT NO. P4725 NUMBER

STOCKTON SERVICES PLAN NO 696R

D-39678